HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Winnipeg CMA

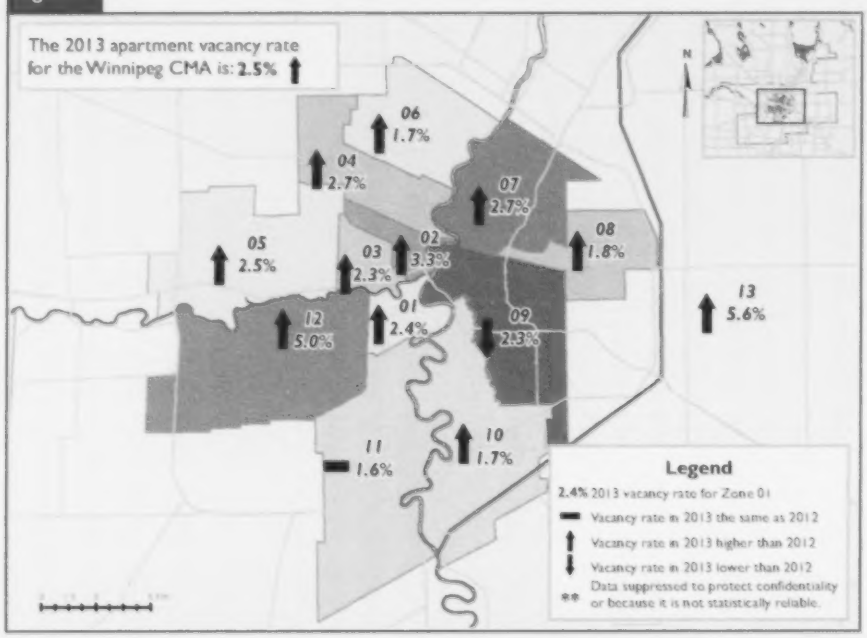
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- In the primary rental market, the vacancy rate for privately-initiated apartments in the Winnipeg Census Metropolitan Area (CMA) increased from 1.7 per cent in October 2012 to 2.5 per cent in October 2013.
- The average monthly rent for two-bedroom apartments in new and existing structures in the Winnipeg CMA was $969 in October 2013.
- In rental structures common to both the October 2012 and 2013 surveys, the year-over-year change in the average rent for a two-bedroom apartment this October was 4.8 per cent.
- The vacancy rate for row (townhouse) rentals was 2.4 per cent in October 2013.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Primary Rental Market Survey

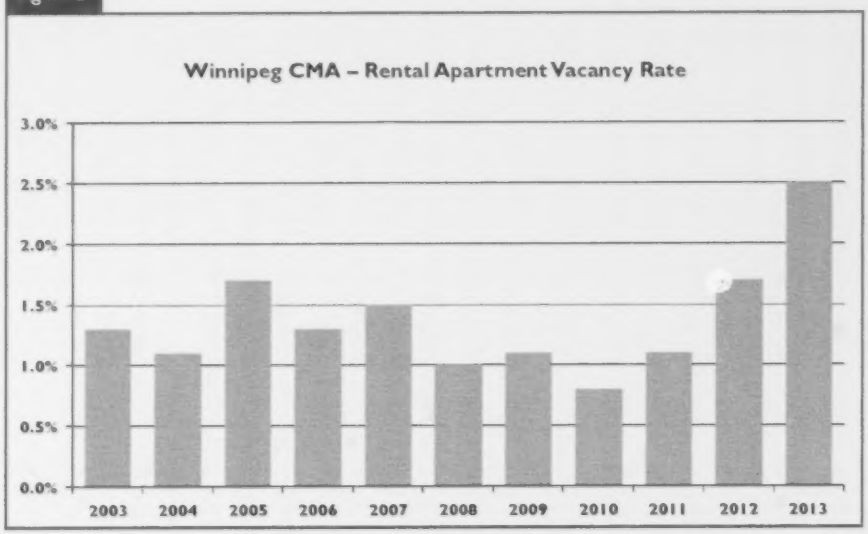
Winnipeg vacancy rate increased in 2013

According to Canada Mortgage and Housing Corporation (CMHC')s October 2013 Rental Market Survey (RMS), the Winnipeg CMA recorded an apartment vacancy rate[1] of 2.5 per cent in October, up from 1.7 per cent in October 2012. This represents the first year the vacancy rate has increased above 2.0 per cent since 2000, and is similar to the national CMA average vacancy rate of 2.7 per cent.

The higher vacancy rate can be attributed, in part, to the continued move by existing renters to homeownership due to favourable conditions including historically low mortgage rates and a rising supply of listings in the resale market. Although less than in 2012, Winnipeg continued to see positive employment growth in the first nine months of 2013 with gains concentrated in full-time positions. Meanwhile, property managers stated that some renters are vacating their rental units and moving to condominiums. Data from the Winnipeg Realtors® shows that while residential detached sales were down five per cent year-over-year during the first three quarters of 2013, condominium sales were up 8.5 per cent under the same comparison.

While more renters are making the move to homeownership, there are fewer new renters coming into the market to fill the vacancies left behind. In the first half of 2013, net-migration to Manitoba was 4,584 persons, a decrease of 14.2 per cent compared to the first half of 2012. International immigration continues to be elevated as the province continues to reap the benefits of the Provincial Nominee program. However, overall numbers

Figure 2



Source: CMHC, October Survey

[1] Based on privately-initiated rental apartment structures of three or more units.

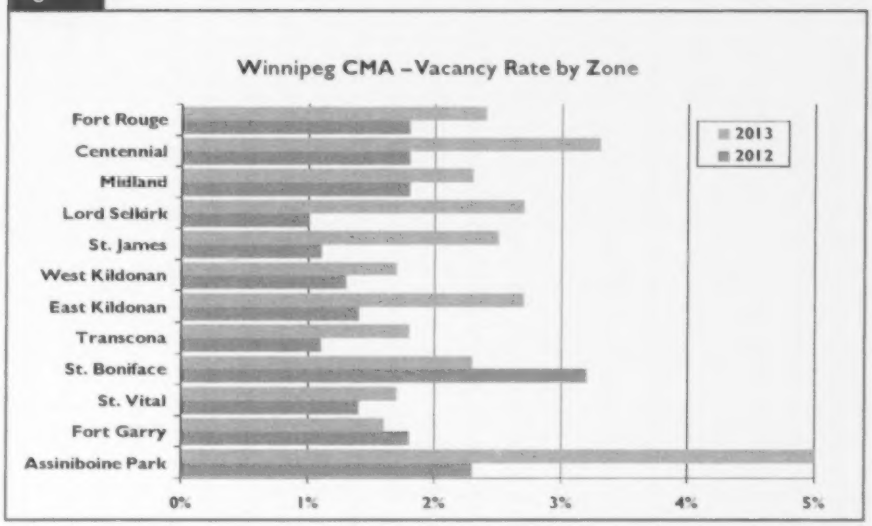
are on the decline as the province is limited by a cap on principal applicants and the families of those principal applicants being accepted are smaller. On a net basis, there were 10 per cent fewer international migrants in the first six months of 2013 compared to the same period last year. At the same time, the province saw 25 per cent more people move to other provinces, a portion of which would have been in rental housing. As Winnipeg receives the majority of the province's migrants, it would have experienced a similar decline in overall net-migration during this period.

The increase in vacancy in 2013 can mainly be attributed to the above noted demand-side factors, as the supply of units in the private rental apartment universe was relatively unchanged since the October 2012 survey. While the level of new apartment rental construction has been above the ten-year average since 2010, it has not been enough to offset losses to the universe. Every year there are permanent losses through condominium conversion or demolition as well as temporary losses due to stock being boarded up or undergoing renovation. As a result, the Winnipeg rental market universe has only experienced a net increase in two of the last ten years.

Inner-city experiences higher vacancies

Reviewing vacancy rates across the city, the apartment vacancy rate was higher in the core area zones at 2.7 per cent compared to 2.3 in suburban zones. The core area also saw a greater increase in the vacancy rate, rising one percentage point since October 2012. This occurred while the core area's rental market universe saw a net decline of 385 units or 1.9 per cent over the same period.

Figure 3



Source: CMHC, October Survey

Buildings in the core area zones tend to be older and as a result it is more likely that many units are undergoing renovation during the survey period or are converted to condo as part of a renovation. Among core area zones, the Centennial zone had among the higher vacancy rates at 3.3 per cent. The Lord Selkirk zone recorded one of the higher increases in vacancy rate, rising to 2.7 per cent in October 2013 from 1.0 per cent one year earlier. Fort Rouge has the largest rental universe within the core area zones and saw its vacancy rate increase from 1.8 per cent in October 2012 to 2.4 per cent this fall.

The increase in rental apartment vacancies was less pronounced in the suburban zones of Winnipeg, where at 2.3 per cent, the vacancy rate increased 0.7 of a percentage point from October 2012 to October 2013. Some of this increase can be attributed to additional supply as the suburban zones saw the rental market universe increase by 0.4 per cent or 127 units since the October 2012 survey. Most of this net increase in units can be attributed to the St. James zone.

With the exception of St. Boniface, all of Winnipeg's eight suburban zones saw vacancy rates remain virtually unchanged or increase from the prior year. The vacancy rate in St. Boniface declined from 3.2 per cent in October 2012 to 2.3 per cent in October 2013. This zone also saw a slight decline in its total universe during this survey period. One of the lowest vacancy rates among all zones was in Fort Garry where the rate was 1.6 per cent in October 2013, statistically unchanged from 1.8 per cent in October 2012. This zone is home to the University of Manitoba where student housing is generally in high demand.

Winnipeg's October 2013 vacancy rate was higher in units with three or more bedrooms at 2.9 per cent. This is in contrast to October 2012 when these types of units had among the lowest vacancy rates at 1.1 per cent. It is important to note that this type of unit has the smallest total unit count of all bedroom types with 1,158 units, thus a small number of

additional vacant units can result in a large variation in vacancy rate. The vacancy rate was 2.7 per cent in bachelor suites, up from 1.7 per cent one year earlier. One-bedroom units had among the lowest vacancy rate at 2.4 per cent, which was up from 1.4 per cent one year ago. The vacancy rate for two bedrooms saw a small variation from year to year, reporting 2.5 per cent vacancy during the fall survey compared to 2.0 per cent in October 2012.

Reviewing the vacancy rate by the age of rental structure, newer structures built after 2000 reported the highest vacancy rate at 5.2 per cent, virtually unchanged from the 5.3 per cent vacancy rate posted in October 2012. This was likely the result of the continued addition of a number of newly completed units still in the process of being absorbed during the time of the October 2013 survey. The average inventory of newly completed and unoccupied rental apartments in the first three quarters of 2013 was 139 units, 25 per cent higher than the five-year average of 111 units. Older structures built prior to 1940 also had a relatively high vacancy rate at 3.2 per cent. Older buildings tend to contain more bachelor units than newer buildings where the vacancy rate for this type of unit in these structures was 4.7 per cent. Buildings constructed between 1975 and 1989 had a vacancy rate of 1.9 per cent.

A review of vacancy rates by rent range reveals that higher vacancy rates were found in units with the highest rents. In apartments renting for more than $1,095 per month, the vacancy rate rose to 5.9 per cent in October 2013, up from 4.5 per cent one year earlier. This corresponds to the higher vacancy rate found in newer buildings as these tend to charge higher than average rents. Higher vacancy rates were also found in units renting for less than $500 per month where the vacancy rose to 2.6 per cent from 1.2 per cent one year earlier. Relatively lower vacancy rates continue to be within units renting between $600 and $699 per month where the rate rose from 0.9 per cent in October 2012 to 1.6 per cent in this most recent survey.

The vacancy rate in units that do not fall under Manitoba's rent increase guidelines, namely those renting for more than $1,140 per month rate was 6.8 per cent, which was significantly higher than the rate of 2.1 per cent for units renting below this threshold. Units constructed and added to the universe after 2001 are also exempt from the guideline, within these units, the vacancy rate was 5.3 per cent virtually unchanged from 5.2 per cent one year earlier.

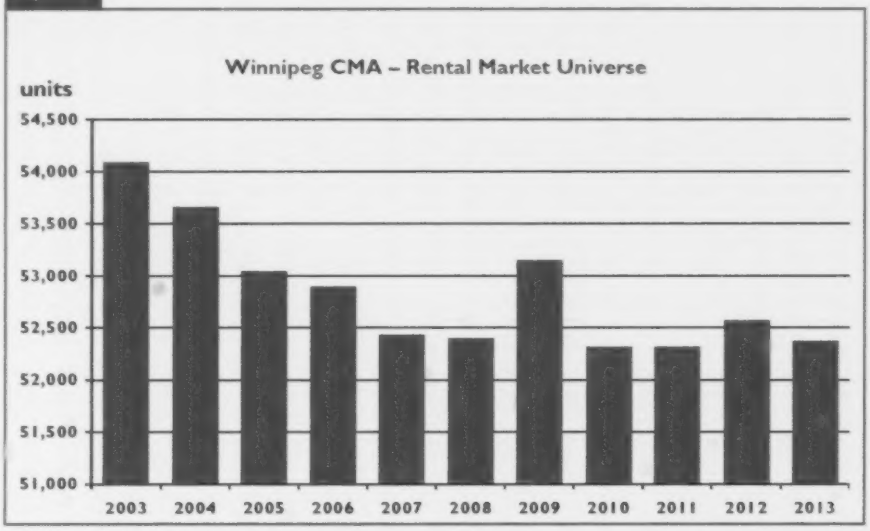
Availability rate also moves up

In October 2013, the availability rate[2] in Winnipeg's apartment universe increased to 4.0 per cent from 2.5 per cent a year earlier. The availability rate moved up across all bedroom types with the one of the largest increases occurring in three-bedroom units, where the availability rate increased from 1.6 per cent in October 2012 to 4.7 per cent in October 2013. In contrast to the vacancy rate, however, the availability rate was lower in the inner-city zones at 3.7 per cent compared to 4.2 per cent in the suburban zones.

Rental universe decreased in 2013

After increasing slightly in 2012, the Winnipeg CMA rental market universe posted a net decrease in 2013. Additions to the row and apartment universe between the

Figure 4

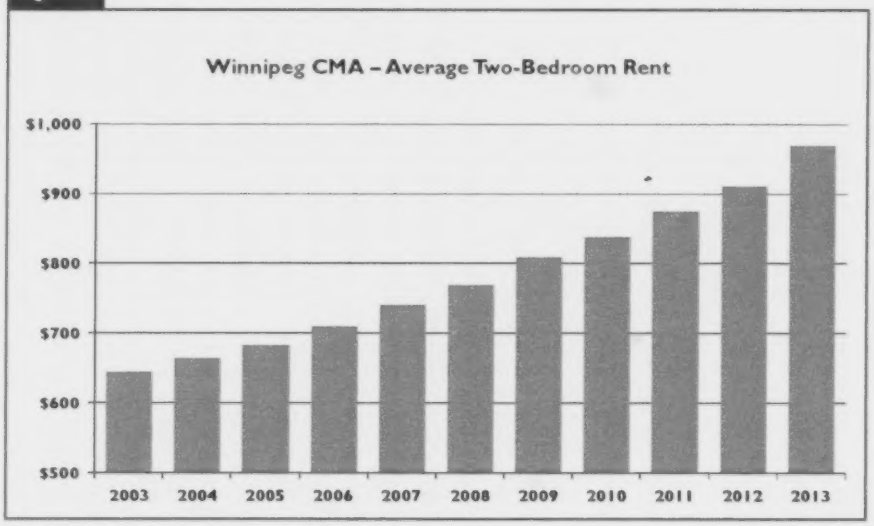


Source: CMHC, October Survey

[2] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

October 2012 survey and the October 2013 survey totalled 699 units. Of these, 582 were from new construction and 117 units were returned to the universe after having undergone renovations. These additions were not enough to surpass removals, as there were 910 units either temporarily or permanently removed from the universe during the same period. Given the age of Winnipeg's rental stock, many units continue to be removed from the rental market universe while they are under renovation or boarded up. From October 2012 to October 2013, 648 units were temporarily removed for this reason. Permanent losses from the universe resulted from the removal of 148 units due to condominium conversion. This was down from the average of 338 units per year converted to condominium between 2009 and 2012.

Figure 5



Source: CMHC, October Survey

Apartment rents continue to rise

Despite an increase in vacancy, the fixed-sample[3] rent for two-bedroom apartments rose by 4.8 per cent from October 2012 to October 2013. This was higher in magnitude than the 3.6 per cent increase in fixed-sample rent posted one year earlier. This year's gain also surpassed the mandated maximum increase of one per cent in 2012. Several exemptions exist within provincial rent control regulations that would result in fixed-sample rents increasing at a stronger pace than the guideline amount. Many older rental buildings in Winnipeg are facing rising maintenance and energy costs and landlords may apply for permission to increase rents above the guideline. In addition some of these older buildings have recently been renovated under a rehabilitation scheme and would qualify for an exemption from the rent increase guideline for a maximum of five years, allowing for the recovery of renovation costs to be phased in over a period of time. New rental construction is also exempt from the rent control guidelines for a period of twenty years.

Fixed-sample two-bedroom rent increases were more pronounced in the suburban zones than in the inner-city zones at 5.3 per cent and 3.9 per cent, respectively. The suburban zones would contain more newly constructed buildings, thus a greater proportion of units that would be exempt from the guideline.

In new and existing units, the average two-bedroom apartment rent in the Winnipeg CMA was $969 in October 2013. Across the city, average two-bedroom monthly rents ranged from a low of $643 in Lord Selkirk, to a high of $1,324 in Assiniboine Park. Rents were generally lower within the inner city zones with two-bedroom rents averaging $941 compared to $978 for the suburban zones. Among inner-city zones, Fort Rouge had among the highest rents at $1,042 for a two-bedroom unit. This area features some of the city's most attractive urban neighbourhoods that appeal to younger renters and many of its buildings have undergone renovation.

Vacancy rate also rises for row rentals

Concurrent with the increase in vacancy in the apartment market, the vacancy rate in Winnipeg's private row structures increased to 2.4 per cent in October 2013 from 1.1 per cent in October 2012. This was due to an

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

increase in vacancy in the suburban zones which rose to 2.8 per cent, since the vacancy rate in the core area zones fell slightly to 0.4 per cent.

The average rent for three or more bedroom units, which comprise the majority of the row rental stock, was $1,177 per month in October 2013, while fixed-sample rents increased 5.0 per cent. At 1,193 units, the total universe of private row rental suites decreased by 18 units from the previous year.

Secondary Rental Market Survey[4]

CMHC collects information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

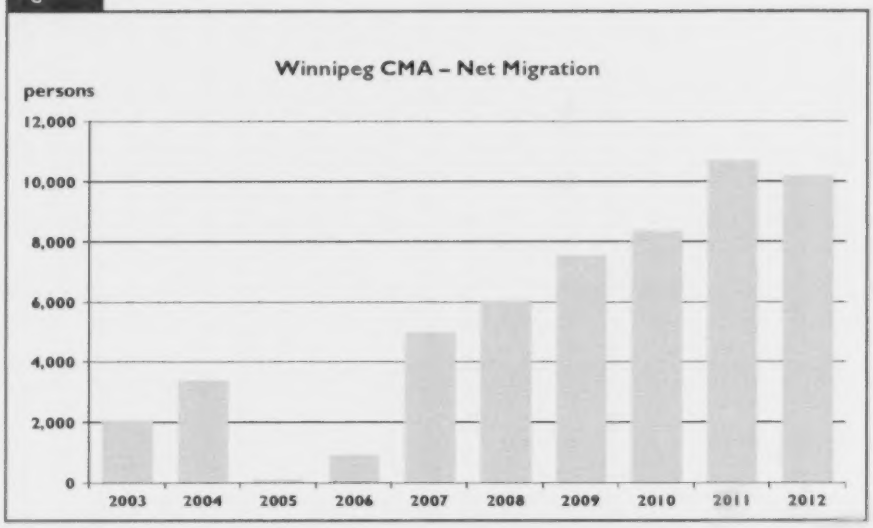
Secondary Rental Market Survey: Condominium Apartments

Vacancy rate in rental condominium apartments virtually unchanged

CMHC's survey found the vacancy rate in rental condominium apartments across the Winnipeg CMA was 1.5 per cent this past October, compared to 1.3 per cent in October 2012. This was a full percentage point lower than in the purpose built rental market. The number of condominium apartments identified as investor-owned and rented rather than owner-occupied totalled 1,997 suites in October 2013, relatively unchanged from the previous year. Meanwhile, the total condominium universe saw an increase of 482 units over the same period, totalling 14,345 units.

The average rent for a typical two-bedroom condominium apartment unit was $1,089 per month in October 2013, $120 more than the average for a two-bedroom unit in the purpose-built rental market. Rental rates in condominium apartments are typically higher compared to those in the purpose-built market as the buildings are generally newer or renovated and may have more features such as higher grade finishes and enclosed parking.

Figure 6

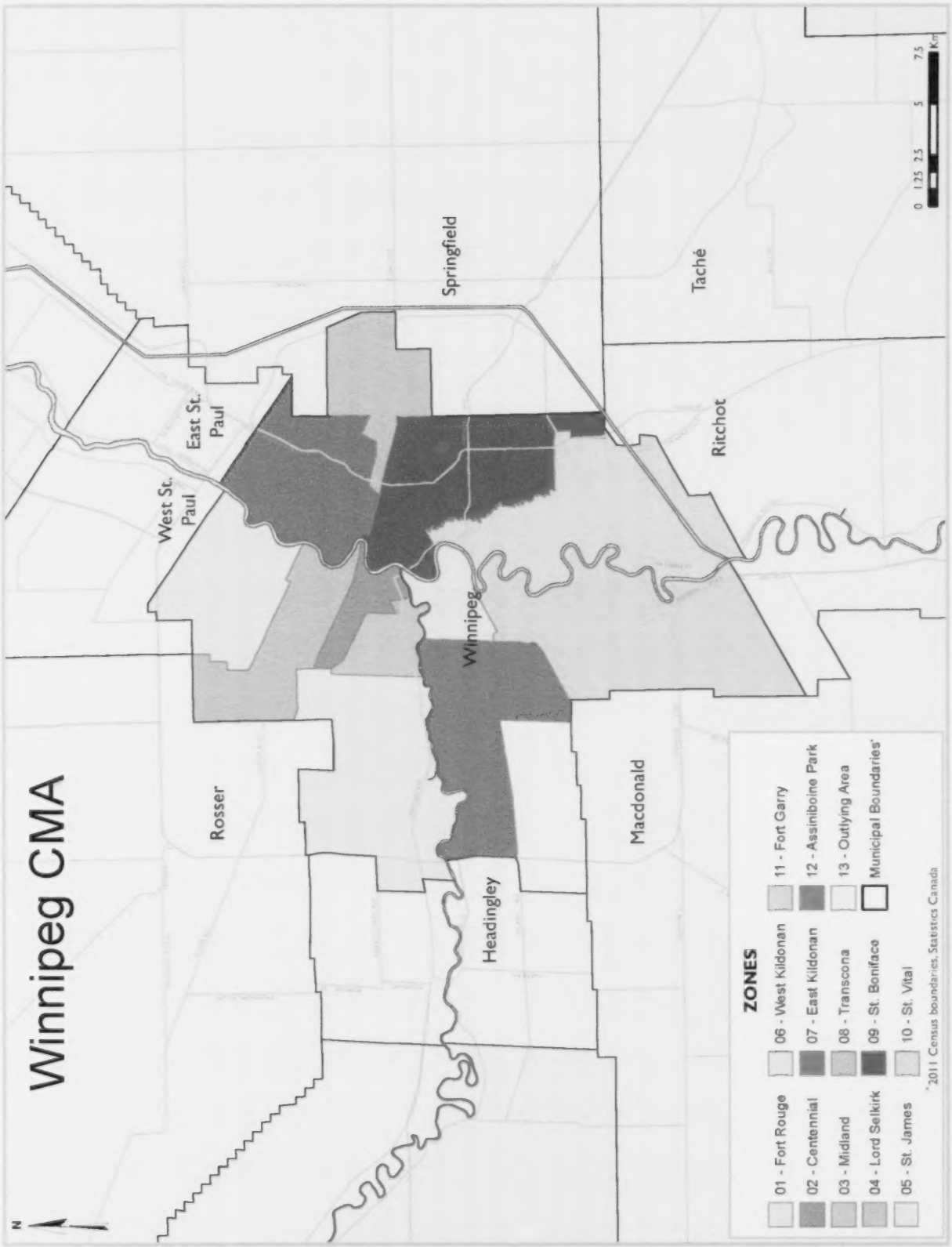


Source: Statistics Canada

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Winnipeg's other secondary market this October was estimated at 22,246, compared to 22,159 in the October 2012 survey. Table 5.2 provides details on households renting secondary units by dwelling type. In 2013, there were 8,856 households renting single-detached units. There were 8,263 households renting semi-detached, row or duplex units in October 2013, relatively unchanged from the 8,337 households in October 2012. The remaining households were renting accessory suites. Average rents by dwelling type in the secondary market are provided in Table 5.1. For all dwelling types, the average rent this October was $768 compared to $829 in last year's survey.

[4] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Winnipeg CMA
N
Springfield
Taché
Ritchot
East St. Paul
West St. Paul
Winnipeg
Rosser
Macdonald
Headingley
0 1.25 2.5 5 7.5 Km
ZONES
01 - Fort Rouge
02 - Centennial
03 - Midland
04 - Lord Selkirk
05 - St. James
06 - West Kildonan
07 - East Kildonan
08 - Transcona
09 - St. Boniface
10 - St. Vital
11 - Fort Garry
12 - Assiniboine Park
13 - Outlying Area
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	**Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	**Centennial** - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	**Midland** - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	**Lord Selkirk** - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	**Core Area**
Zone 5	**St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	**West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	**East Kildonan** - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	**Transcona** - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	**St. Boniface** - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	**St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	**Fort Garry** - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	**Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	**Suburban Areas**
Zones 1-12	**Winnipeg CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	**Core**
Sub Area 2	**Suburban North**
Sub Area 3	**Suburban South**
Sub Area 4	**Outlying Areas**
Sub Areas 1-4	**Winnipeg CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	1.1	0.8	1.3	2.4	2.5	2.4	3.0	**	1.8	2.4
Zone 2 - Centennial	2.0	2.9	1.5	3.3	2.6	3.6	0.0	5.1	1.8	3.3
Zone 3 - Midland	2.6	3.4	1.6	2.2	1.2	1.6	**	**	1.8	2.3
Zone 4 - Lord Selkirk	**	**	1.3	2.9	0.5	2.6	0.0	0.0	1.0	2.7
Core Area (Zones 1-4)	2.1	2.7	1.4	2.7	2.1	2.6	3.0	**	1.7	2.7
Zone 5 - St. James	1.9	4.2	1.1	2.7	0.8	2.1	2.0	2.1	1.1	2.5
Zone 6 - West Kildonan	0.0	5.1	1.4	2.6	1.2	1.0	0.9	0.8	1.3	1.7
Zone 7 - East Kildonan	0.8	0.0	1.6	2.0	1.2	3.9	0.0	2.5	1.4	2.7
Zone 8 - Transcona	**	**	2.3	2.1	0.0	1.6	**	**	1.1	1.8
Zone 9 - St. Boniface	0.0	2.0	1.2	2.1	5.4	2.6	0.0	**	3.2	2.3
Zone 10 - St. Vital	0.0	1.0	1.5	1.8	1.4	1.5	0.0	4.0	1.4	1.7
Zone 11 - Fort Garry	0.0	2.8	1.5	1.4	2.2	1.7	0.0	1.1	1.8	1.6
Zone 12 - Assiniboine Park	**	4.9	0.7	3.0	3.6	**	0.0	**	2.3	5.0
Suburban Areas (Zones 5-12)	0.9	2.6	1.4	2.1	2.0	2.5	0.5	2.1	1.6	2.3
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.0	5.6
Winnipeg CMA	**1.7**	**2.7**	**1.4**	**2.4**	**2.0**	**2.5**	**1.1**	**2.9**	**1.7**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	543	548	763	790	992	1,042	1,128	1,391	846	892
Zone 2 - Centennial	529	589	693	729	890	987	850	1,068	715	764
Zone 3 - Midland	490	530	569	608	719	725	**	773	592	623
Zone 4 - Lord Selkirk	408	412	552	578	638	643	812	813	578	596
Core Area (Zones 1-4)	514	558	678	711	885	941	1,021	1,217	725	768
Zone 5 - St. James	602	648	747	810	905	985	1,006	1,322	824	895
Zone 6 - West Kildonan	559	662	767	817	941	958	962	1,001	864	896
Zone 7 - East Kildonan	493	555	677	736	847	906	957	1,079	742	808
Zone 8 - Transcona	**	**	623	715	697	771	**	**	667	746
Zone 9 - St. Boniface	506	565	704	734	972	975	1,230	1,349	837	845
Zone 10 - St. Vital	593	625	745	797	938	989	1,010	1,119	837	887
Zone 11 - Fort Garry	669	700	750	794	944	970	1,160	1,260	863	897
Zone 12 - Assiniboine Park	634	653	798	871	993	1,324	1,147	**	904	1,096
Suburban Areas (Zones 5-12)	560	619	723	778	921	978	1,026	1,174	820	876
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	1,013	1,214
Winnipeg CMA	**527**	**578**	**704**	**750**	**911**	**969**	**1,027**	**1,180**	**783**	**836**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	392	389	3,878	3,836	2,926	2,883	174	169	7,370	7,277
Zone 2 - Centennial	1,168	1,187	3,779	3,760	1,660	1,566	44	39	6,651	6,552
Zone 3 - Midland	892	841	2,820	2,736	1,051	1,014	34	32	4,797	4,623
Zone 4 - Lord Selkirk	65	64	725	711	501	501	25	21	1,316	1,297
Core Area (Zones 1-4)	2,517	2,481	11,202	11,043	6,138	5,964	277	261	20,134	19,749
Zone 5 - St. James	377	418	2,672	2,675	2,849	2,962	154	176	6,052	6,231
Zone 6 - West Kildonan	45	43	1,649	1,641	2,024	2,032	110	111	3,828	3,827
Zone 7 - East Kildonan	254	254	4,289	4,262	2,909	2,960	232	241	7,684	7,717
Zone 8 - Transcona	7	7	172	190	187	187	12	12	378	396
Zone 9 - St. Boniface	172	163	1,982	1,938	2,083	2,078	63	67	4,300	4,246
Zone 10 - St. Vital	111	112	1,921	1,896	1,818	1,820	77	78	3,927	3,906
Zone 11 - Fort Garry	91	85	1,833	1,821	2,600	2,555	117	115	4,641	4,576
Zone 12 - Assiniboine Park	38	38	675	674	827	866	37	37	1,577	1,615
Suburban Areas (Zones 5-12)	1,095	1,120	15,193	15,097	15,297	15,460	802	837	32,387	32,514
Zone 13 - Outlying Areas	0	0	6	9	6	39	36	60	48	108
Winnipeg CMA	**3,612**	**3,601**	**26,401**	**26,149**	**21,441**	**21,463**	**1,115**	**1,158**	**52,569**	**52,371**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	1.3	1.1	2.0	3.7	3.2	3.1	3.0	11.2	2.4	3.5
Zone 2 - Centennial	2.5	3.4	2.0	4.4	3.3	5.0	**	**	2.4	4.4
Zone 3 - Midland	3.2	4.5	2.5	3.0	2.0	2.3	**	**	2.5	3.1
Zone 4 - Lord Selkirk	**	**	1.8	3.5	1.3	3.2	0.0	0.0	1.6	3.2
Core Area (Zones 1-4)	2.5	3.4	2.1	3.8	2.8	3.4	3.5	8.6	2.4	3.7
Zone 5 - St. James	3.1	5.6	2.0	4.5	1.6	3.0	2.0	3.9	1.9	3.9
Zone 6 - West Kildonan	0.0	7.5	2.1	4.4	2.7	3.1	0.9	0.8	2.4	3.6
Zone 7 - East Kildonan	1.2	1.2	2.0	2.8	2.0	4.7	1.8	2.5	2.0	3.5
Zone 8 - Transcona	**	**	4.1	10.8	0.0	13.6	**	**	1.9	12.1
Zone 9 - St. Boniface	0.7	3.7	2.0	5.1	8.2	6.1	0.0	**	5.0	5.5
Zone 10 - St. Vital	0.0	1.0	2.2	5.0	2.3	5.5	0.0	6.2	2.1	5.1
Zone 11 - Fort Garry	0.0	6.0	2.0	3.0	3.7	2.8	0.0	3.8	2.8	3.0
Zone 12 - Assiniboine Park	**	4.9	1.3	3.0	3.9	8.4	0.0	**	2.8	5.9
Suburban Areas (Zones 5-12)	1.6	4.0	2.0	4.0	3.3	4.5	1.1	3.9	2.6	4.2
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.0	5.6
Winnipeg CMA	**2.2**	**3.6**	**2.1**	**3.9**	**3.2**	**4.2**	**1.6**	**4.7**	**2.5**	**4.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Fort Rouge	++	++	3.8	3.8	4.1	3.5	++	++	3.6	3.1
Zone 2 - Centennial	++	**	**	4.2	1.5	4.7	++	**	++	5.2
Zone 3 - Midland	2.1	4.7	**	4.1	**	3.4	++	++	3.0	3.7
Zone 4 - Lord Selkirk	5.1	++	10.7	1.2	9.6	3.6	**	**	10.0	1.7
Core Area (Zones 1-4)	++	3.7	3.1	3.8	3.4	3.9	++	**	2.8	3.8
Zone 5 - St. James	++	14.5	3.3	6.1	3.6	6.1	++	**	**	4.4
Zone 6 - West Kildonan	++	**	2.0	4.2	3.1	3.1	-1.2	2.8	3.1	2.9
Zone 7 - East Kildonan	1.5	**	3.8	6.4	4.0	5.8	5.0	6.0	4.1	5.9
Zone 8 - Transcona	**	**	1.2	10.4	++	10.3	**	**	0.8	9.0
Zone 9 - St. Boniface	-1.4	**	3.3	3.2	2.7	2.1	**	**	3.7	1.8
Zone 10 - St. Vital	++	7.3	3.6	5.8	4.1	5.3	2.7	10.4	4.2	5.2
Zone 11 - Fort Garry	10.6	5.3	3.6	8.2	2.9	6.9	++	11.2	3.2	6.7
Zone 12 - Assiniboine Park	++	**	8.0	**	11.2	8.1	**	**	10.1	13.8
Suburban Areas (Zones 5-12)	3.1	8.5	3.6	6.1	3.8	5.3	2.4	8.2	4.4	5.2
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	**
Winnipeg CMA	**2.1**	**6.4**	**3.4**	**5.2**	**3.6**	**4.8**	**++**	**9.3**	**3.8**	**4.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
Pre 1940	3.5	4.7	2.8	3.2	2.1	1.9	**	**	2.6	3.2
1940 - 1959	1.1	3.7	1.3	2.9	1.5	3.2	0.0	**	1.3	3.1
1960 - 1974	1.0	1.6	1.1	2.1	1.3	2.0	0.8	2.4	1.2	2.0
1975 - 1989	0.3	0.3	1.2	1.9	1.6	2.0	1.2	0.8	1.4	1.9
1990 - 1999	-	-	**	**	**	**	-	-	**	**
2000+	**	**	2.1	5.4	6.2	5.3	0.0	**	5.3	5.2
Total	1.7	2.7	1.4	2.4	2.0	2.5	1.1	2.9	1.7	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
Pre 1940	444	480	569	605	720	740	921	1,095	603	638
1940 - 1959	541	592	633	681	777	828	1,054	1,200	662	715
1960 - 1974	576	621	720	768	886	939	1,046	1,192	782	829
1975 - 1989	611	643	758	785	921	971	1,004	1,142	844	882
1990 - 1999	-	-	**	**	**	**	-	-	**	**
2000+	**	**	1,033	1,069	1,237	1,277	1,323	1,384	1,199	1,231
Total	527	578	704	750	911	969	1,027	1,180	783	836

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
3 to 5 Units	**	**	3.1	2.9	3.4	3.3	0.0	**	3.0	3.1
6 to 19 Units	2.2	2.0	2.0	2.7	1.3	2.2	**	**	1.8	2.5
20 to 49 Units	2.4	4.4	1.6	2.4	2.0	1.7	0.4	1.5	1.8	2.3
50 to 99 Units	0.7	1.7	1.4	2.1	2.5	3.0	0.0	4.8	1.9	2.6
100+ Units	0.6	1.3	0.9	2.4	2.0	2.8	1.7	2.3	1.3	2.5
Total	1.7	2.7	1.4	2.4	2.0	2.5	1.1	2.9	1.7	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
3 to 5 Units	409	439	581	611	763	815	974	1,025	655	689
6 to 19 Units	473	523	593	629	737	747	925	1,032	639	671
20 to 49 Units	503	543	658	702	848	891	955	1,101	720	763
50 to 99 Units	513	553	754	793	993	1,017	1,158	1,316	880	911
100+ Units	642	677	775	822	972	1,078	1,063	1,245	852	922
Total	527	578	704	750	911	969	1,027	1,180	783	836

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
LT $500	1.3	2.8	1.1	2.3	1.3	3.4	**	**	1.2	2.6
$500 - $599	3.5	2.9	1.0	1.8	0.5	1.4	**	**	1.3	2.0
$600 - $699	1.2	3.0	1.0	1.6	0.4	1.0	**	**	0.9	1.6
$700 - $799	4.5	2.3	1.4	2.2	0.9	0.8	0.0	**	1.3	1.8
$800 - $1094	**	**	2.3	3.1	1.8	1.8	0.1	0.4	1.9	2.4
$1095+	**	**	3.1	7.4	4.9	5.7	**	5.5	4.5	5.9
Total	1.7	2.7	1.4	2.4	2.0	2.5	1.1	2.9	1.7	2.5

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	-	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	2.9	**	**	**	3.4	0.0
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1.4
Core Area (Zones 1-4)	**	**	**	**	0.6	0.0	**	1.0	0.7	0.4
Zone 5 - St. James	-	-	-	-	0.0	0.0	**	**	**	1.9
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	0.0	0.0	0.0	0.0	0.6	0.0
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	1.2	**	1.1	**
Zone 10 - St. Vital	-	-	-	-	-	-	**	**	**	**
Zone 11 - Fort Garry	-	-	-	-	**	**	0.6	**	0.6	**
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	1.1	**	1.0	3.0	1.0	2.8
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	4.8	7.7
Winnipeg CMA	**2.4**	**0.0**	**5.1**	**5.0**	**0.7**	**0.7**	**1.1**	**2.9**	**1.1**	**2.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	-	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	648	679	**	**	670	706
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	972	**
Core Area (Zones 1-4)	**	**	**	**	783	841	925	978	828	886
Zone 5 - St. James	-	-	-	-	744	769	**	**	782	797
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	802	839	927	875	761	772
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	1,273	**	1,253	**
Zone 10 - St. Vital	-	-	-	-	-	-	1,033	**	1,033	**
Zone 11 - Fort Garry	-	-	-	-	**	**	1,174	**	1,167	**
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	818	897	1,156	1,216	1,067	1,121
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	973	1,092
Winnipeg CMA	**446**	**488**	**628**	**720**	**803**	**863**	**1,126**	**1,177**	**1,009**	**1,056**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	0	0	0	0	9	9	0	0	9	9
Zone 2 - Centennial	0	0	2	2	83	83	52	53	137	138
Zone 3 - Midland	1	1	10	10	35	35	12	12	58	58
Zone 4 - Lord Selkirk	0	0	0	0	34	35	42	42	76	77
Core Area (Zones 1-4)	1	1	12	12	161	162	106	107	280	282
Zone 5 - St. James	0	0	0	0	29	29	43	23	72	52
Zone 6 - West Kildonan	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 7 - East Kildonan	32	32	1	1	28	28	111	110	172	171
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	19	23	336	336	355	359
Zone 10 - St. Vital	0	0	0	0	0	0	67	67	67	67
Zone 11 - Fort Garry	0	0	0	0	6	6	161	161	167	167
Zone 12 - Assiniboine Park	8	8	8	8	12	12	16	16	44	44
Suburban Areas (Zones 5-12)	40	40	9	9	94	98	746	725	889	872
Zone 13 - Outlying Areas	0	0	0	0	13	10	29	29	42	39
Winnipeg CMA	**41**	**41**	**21**	**21**	**268**	**270**	**881**	**861**	**1,211**	**1,193**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	-	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	2.9	**	**	**	3.4	0.0
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1.4
Core Area (Zones 1-4)	**	**	**	**	1.2	0.0	**	1.0	1.1	0.4
Zone 5 - St. James	-	-	-	-	0.0	0.0	**	**	**	1.9
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	3.6	0.0	0.9	0.0	1.7	0.0
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	8.3	**	7.9	**
Zone 10 - St. Vital	-	-	-	-	-	-	**	**	**	**
Zone 11 - Fort Garry	-	-	-	-	**	**	2.5	**	2.4	**
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	2.1	**	4.9	**	4.4	5.9
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	4.8	7.7
Winnipeg CMA	**2.4**	**0.0**	**5.1**	**5.0**	**1.5**	**0.7**	**4.4**	**	**3.7**	**4.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Fort Rouge	-	-	-	-	-	**	-	-	-	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	3.2
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	++	6.2	**	6.0	++	5.8
Zone 5 - St. James	-	-	-	-	1.0	2.3	**	**	1.1	1.9
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	++	4.7	**	++	6.0	++
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	**	**	**
Zone 10 - St. Vital	-	-	-	-	-	-	**	**	**	**
Zone 11 - Fort Garry	-	-	-	-	-	-	-	-	-	-
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	**	10.6	++	3.6	**	3.5
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	**	9.1
Winnipeg CMA	**	13.3	**	15.8	++	7.6	**	5.0	**	4.7

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Winnipeg CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Core	**	**	1.7	2.7
Suburban North	**	0.0	1.2	2.4
Suburban South	0.0	**	2.2	2.2
Outlying Areas	**	**	0.0	5.6
Winnipeg CMA	**1.3**	**1.5**	**1.7**	**2.5**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Winnipeg CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	558	887	711	**	941	**	1,217
Suburban North	**	619	**	773	**	944	**	1,139
Suburban South	**	618	**	785	1,126	1,018	**	1,239
Outlying Areas	**	-	**	**	**	**	**	**
Winnipeg CMA	****	**578**	****	**750**	**1,089**	**969**	****	**1,180**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Winnipeg CMA - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Core	**	**	1,080	887	**	**	**	**	**	**
Suburban North	**	**	**	**	1,084	**	**	**	**	**
Suburban South	**	**	**	**	**	1,126	**	**	**	**
Outlying Areas	**	**	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**	**	**	1,160	1,089	**	**	1,134	1,265

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Winnipeg CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA				
3 to 24 Units	**	**	2.0	2.6
25 to 49 Units	**	0.0	1.7	2.2
50 to 99 Units	0.0	**	1.9	2.6
100+ Units	0.0	**	1.3	2.5
Total	1.3	1.5	1.7	2.5

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Winnipeg CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Core	3,987	3,969	818	**	20.5	**	**	**
Suburban North	2,561	2,757	**	98	**	3.5	**	0.0
Suburban South	7,141	7,367	926	**	13.0	**	0.0	**
Outlying Areas	174	252	23	**	13.2	**	**	**
Winnipeg CMA	**13,863**	**14,345**	**2,011**	**1,997**	**14.5**	**13.9**	**1.3**	**1.5**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Winnipeg CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA								
3 to 24 Units	1,910	2,123	**	**	**	**	**	**
25 to 49 Units	1,717	1,869	141	**	8.2	**	**	0.0
50 to 99 Units	3,655	3,595	347	**	9.5	**	0.0	**
100+ Units	6,581	6,758	1,175	**	17.9	**	0.0	**
Total	13,863	14,345	2,011	1,997	14.5	13.9	1.3	1.5

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Winnipeg CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
Single Detached	**	**	**	**	767	**	1,062	**	944	**
Semi detached, Row and Duplex	**	**	**	**	771	753	873	967	808	876
Other-Primarily Accessory Suites	**	**	**	573	**	**	948	**	709	683
Total	**	**	545	578	765	703	960	868	829	768

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Winnipeg CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Winnipeg CMA		
Single Detached	7,802	8,856
Semi detached, Row and Duplex	8,337	8,263
Other-Primarily Accessory Suites	6,020	5,127
Total	22,159	22,246

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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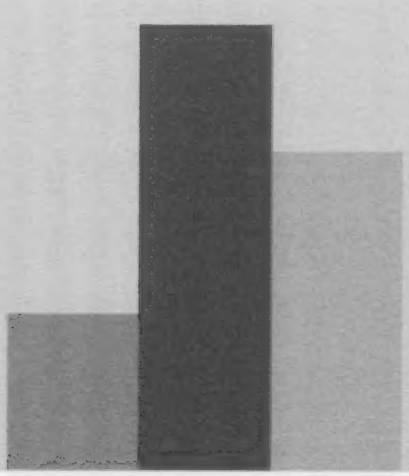

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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